150 HOUSES FOR SALE

C.N. Montague
CO. LTD.
1028 Blanshard at Fort EV 4-9318

LOVELY SETTING
Choice 5-year-old 3-bedrm stucco bung. L-shaped living and dining room. Hdwd throughout. Full bsmt. rumpus room. Oil heat. Patio. Excellent location with fine open view. Blenkinsop-Cedar Hill area. Large lot, oak trees. Price is $14,600
Call B. E. Porritt, EV 4-9318, EV 4-6152.

HIGH, WIDE AND HANDSOME
"UPLANDS" OF CEDAR HILL
2-tone rancher, 1,556 SQ. FT. of gracious living area in a desirable setting of oaks, lawns and natural rock garden. Spacious entrance hall, LR 24x15, FP, with 15 ft. MANTEL AND BOOKCASES. DR off. Cabinet kit, 3 bedrooms (2 twin size) 4-pce bath, 2 RMS AND 3-PCE BATH in bsmt. Drive-in. Oil heat. Plumbed for automatic washer. OWNER TRANSFERRED. $7,400 MTGE. 4½%, $78 MO. PIT. Must sell for only $21,000
Ruth E. Hutcheson, Ph. EV 4-9318, GR 8-3536.

OAK BAY BORDER $75 PER MONTH
Tudor style, set well back on lovely treed lot. Wide ent hall, LR, FP, DR or family room. Lge kit, W220, dining area. Utility rm. Open staircase to 3 lovely bedrms and bath. H.W. heat, part basmt. Taxes $140. Asking $12,600
Ruth E. Hutcheson, EV 4-9318, GR 8-3536

BRAND NEW $2000 DOWN
4-rms, utility, 4-pce colored bath. Wired 220. Price $7250
Ruth E. Hutcheson, Ph. EV 4-9318, GR 8-3536.

QUIT PAYING RENT
$500 Down—$60 Month
Stucco, 4 rooms, Dur. roof. Near school bus, shops. Taxes $56 gross. Asking price $5800
Call P. Gleave, Phone EV 4-9318, EV 3-4691 anytime.

KING REALTY
Weiler Bldg.
609 Broughton St. EV 3-3131

BUILD NHA
1,460-FT. BASEMENT
A HOME THAT IS DIFFERENT, DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,000 NHA MTGE. LOT INCLUDED. ONLY $15,700
Lee Hallberg, EVES. EV 3-8510

NHA RANCHER $76 A MONTH
1,460 sq. ft. with 3 large bedrms, 13x21 living room, large kitchen, plus dining room, ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN. ONLY $14,700
Lee Hallberg, EVES. EV 3-8510

MORE FOR LESS
Is sometimes available. My friend, hospitalized, has a modern, 2-BR home like those you see under construction in various subdivisions. This is on sewer and priced at ONLY $9750
Please call me for details.
George Dickason, eves. EV 3-0449

COUNTRY SECLUSION
Not far from Colwood Corners, modern stucco bungalow. Good-size living room, FP, 2 bedrooms, large cabinet kitchen wired 220, utility, drive-in garage, auto oil heat, attractive grounds, shrubs, flowers and small greenhouse. Low taxes. This is a fine home, ideal for retired couple. Priced for cash buyer $9500
Bel Shragge, eves EV 2-8802, or C. A. Ross, eves GR 8-1817.

HOMES WITH 1½ to 2½ ACRES
1. 2 bedrooms, 3 years old, hardwood floors, wired 220, hot-water heat, 1½ acres, 7 miles to city centre, $2,835 down, full price $9000
4. 4 rooms plus, very fine home, FC basement, HW heat, 2½ acres with greenhouse, Gordon Head. Down payment approx. $6,500. Full price $13,950
7. 5-room stucco home, very fine. Elec kitchen, living room, recreation room, knotty pine finished, 2 acres, Cedar Hill, $7,000 down. Full price $12,960
8. 5 rooms, excellent condition, 1½ acres, 3 greenhouses, approx. $7,000 down. Full price $13,950
9. Fine old residence with 9 rooms, in first-class condition. Auto oil, wired 220, 2½ acres, chicken house, fruit trees, Brentwood. $5000 down. Full price $14,500
For information on above listings and many others not mentioned phone HARRY ROBSON of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7828.

BUILD NHA
No Down Payment? Own Your Lot? Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7138, eves. EV 5-1232, Douglas Mawken & Co., 817 A Fort Street.

Low Down Payment $60 Per Month
$750 Down—or Less
No need to rent when you can buy this 4-room stucco bungalow close to bus, school and store. Having 3 bedrooms and large kitchen and living room, this is economy plus a large garden and fruit trees. Don't wait, get your offer in right away, you can't go wrong on this. Call TED KAY of Northwestern Securities of Victoria Ltd. Ph. EV 5-6741 or EV 5-8852.

JAMES BAY SPECIAL
Magnificent — wonderful — superb —New this! New that! Older home in terrific condition! Oil-O-Matic heating, cabinet kitchen, full basement, 3 bedrooms. All this for a mere $1,500 down or near offer. $75 per month. Hurry now for this wonderful buy. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718, Northwestern Securities of Victoria Ltd.

LANGFORD LAKE WATERFRONT—ape, Leigh Road. Two-bedroom bungalow. Large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $8,250. Terms, third cash. EV 3-4011 days; GR 7-1135 eves. and Sunday.

LOW PRICED, CLEAN HOME 3 bedrooms, large living room, family-sized kitchen, basement. Tax $81. Owner's equity approximately $1,300, monthly payments $65. Willing to arrange terms at $6,000. Lee Hallberg, eves EV 3-8510, King Realty, EV 3-3131.

FOR HOMES IN COLWOOD, LANGford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

F. N. Cabeldu
1212 Broad Street EV 5-7174
(Member Multiple Listing Bureau)

$2275 DWN PAYMENT
$13,750 NHA, on sewer, 3-bedroom stucco bungalow, oak floors, metal windows, full cement basement. Oil-O-Matic, drive-in garage. Just completed ready for occupancy. Mr. Bennett at F. N. CABELDU, Ltd., 1212 Broad St., EV 3-7174; Eves, EV 3-4313.

TRADE
My client would like to have a newer and better house. He has a six-room bungalow at present, value about $9,000, and would like a trade for a modern 3-bdrm house with basement and space for RR. Will take over mortgage or pay cash for difference.
Call H. W. Blenkinsop

BRAND NEW SPLIT LEVEL 3 BEDROOMS
QUIET, SECLUDED LOCATION LARGE LOT
Attractive living room with fireplace and dining space. Bright kitchen with mahogany cabinets and stainless steel sink. A few steps up to 3 bedrooms and 4-piece bath with colored fixtures. Part basement. Oil heat. Drive-in garage. Price, with terms $13,500
Mrs. Strodyk, EV 3-7174; Res. EV 2-4653.

NEW BUNGALOW CEDAR HILL
Attractive 3-bedroom bungalow in quiet residential street, close to transportation and schools. Full basement, automatic oil hot-air heat. Down payment only $2,000 ..... $12,935
To view, call W. F. Garling, EV 3-7174, Res., EV 4-6887

WATERFRONT ALBERT HEAD
Comfortable 6 room home, situated on nearly 1 acre of WATERFRONT PROPERTY with EXCEPTIONAL view of Juan de Fuca Straits and Olympic range. House comprises living room with FP, separate DR, den with FP, 2 twin-size BRS, 4-pce bathroom, kitchen and utility. Full dry basement with auto oil H-A, city water. Taxes $53. Full price $20,000
Further particulars B. Gorely or B. Hindson, EV 3-7174.

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

SEAVIEW DUPLEX
Attractive 3-bedrm modern home plus 3-roomed suite. This duplex is well located with a sea view from both suites. It is in excellent condition. Large combined living and dining room with picture windows. The kitchen is well planned with lots of cupboards and nook, oil hot water heat. If you are interested in a nice home plus an income of $900 yearly. Price for quick sale $18,500
Mr. Clarke, EV 5-8794, EV 2-6817

HIGH FERNWOOD
Seven-room home, 3 bedrooms up. Glassed-in verandas. Full basement with extra room and 1-pce plumbing. Hot water oil heating. Immaculately clean. Ideal for duplexing $11,500
Cash and terms. Call C. Ness, EV 5-8794, EV 5-2791.

SEAFRONT HOMES
1—Cordova Bay $25,000
2—Cordova Bay $21,500
3—Brentwood Bay $18,500
For full details on these fine properties please call Mrs. Peterson, EV 5-8794, GR 9-6858.

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

Drive By These Exclusives But Please Do Not Disturb Owners

ROWLAND HEIGHTS 608 LAMBIE
Situated in this much desired subdivision. Charming 5-year-old stucco bung. As modern as tomorrow. 2 bedrms, no bsmt, oil heat. Beautiful view. Nicely landscaped. Full asking price $12,750
EV 5-2481
Mr. Crickmay, Eves. EV 5-3170

225 WILDWOOD
You will want to see the inside. We have the key, can be shown anytime. Through hall plan, cosy LR, separate DR, elec kit, 2 bedrms, 4-pc bath. Full bsmt, oil heat, separate garage. Just listed and priced to sell quickly $10,500
EV 5-2481
Mr. Lukey eves. GR 7-2040

3451 SHELBOURNE
7-rm. stucco semi-bung. all good-size rms, through hall plan. Oil heat. A good family home, handy to everything $13,700

L. and S.
THREE EXCLUSIVES
NO. 1 — Solid stucco and siding semi-bungalow, 4 bedrooms, living room 17x27, large cabinet kitchen. Full basement, oil heat, 2-car garage. Spotless condition, grounds landscaped, $3,000 cash, balance like rent. Full price $12,000
NO. 2—Immaculate stucco bungalow of 3 rooms with full-size dining room, large living room with fireplace, modern electric kitchen, 2 extra bedrooms in full high basement. Oil heat, drive-in garage. Excellent garden soil and landscaped. $3,000 down, balance easy terms. Full price $12,600
NO. 3—Oak Bay stucco bungalow of 3 large rooms, 19-ft. living room, guest-size dining room, 3 large bedrooms, through hall, full high basement with shower, wash basin, toilet, kitchen and rumpus room, hot water heated with oil. Beautiful grounds. Price $18,000
Appointment to view:
Mr. Rands, EV 2-6880;
Mr. Amos, EV 3-9787
LEACH & SPARKS
EV 3-4117 1119 Blanshard St.

TO MY . . . VALENTINE
Your appreciation of a loving wife and mother can be shown with the perfect Valentine gift of this heart-warming home. I have a lovely 3-bedroom home that would satisfy the most meticulous homemaker. High location in the very popular University district. Full high basement with finished rec. room or suite, with extra plumbing. Full price only $14,500
Call MAURICE N. SMITH, Phone EV 5-6741 or EV 2-3638. Northwestern Securities of Victoria Ltd.

835 PEMBERTON RD.
Transfer forces sale of newly-built home. This four-bedroom home was designed by local architects for the comfort and enjoyment of any-sized family. The usual "frills and eye-catchers" were left out to avoid obsolescence —it will be as new in 1970 as it is today. The home is built on a large, well-treed lot in the heart of a good district. There are 1,800 sq. ft. of very livable space on two levels. The bedrooms and a full bathroom are up, and living room, kitchen, family room, utility and baths—all of generous proportions—are on ground level. No steps to the front side or patio. A separate attached workshop is behind the carport. If interested, please call EV 5-7252 and we'll be glad to show you through. (No agents.)

JAMES BAY—3 BEDRMS, LARGE living room, kit with range and fridge included. A bargain at $6,300. Ask for Mr. Wright of Swinerton's, EV 3-7181, res. EV 2-9689.

5-ROOM STUCCO BUNGALOW IN nice condition. Oil-O-Matic heat. Landscaped yard with fruit trees. Lake Hill. By owner. GR 9-3894.

150 HOUSES FOR SALE

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

SMART RANCHER FAIRFIELD
$11,950
Lovely living room with fireplace, 2 bedrms, beautiful kitchen, cosy dining area, attached garage. A real buy.
Phone George H. E. Green, EV 2-8117, Eves., GR 7-1427

3 BEDROOMS $1600 DOWN
Hurry, this will not last. Large combined living-dining room, de luxe modern kitchen, three good bedrooms, three-piece bath, full basement with new pkg oil heat, separate garage, set on good lot in city. All this for only $1,600 down at full price only $8950
W. H. McMahon, EV 2-8117; Eves., GR 7-1468

LANSDOWNE VIEW
Excellent family home with through hall, large living room, dining room, cabinet kitchen, nook, utility, 3 bedrooms and 4-piece Pembroke bath; oak flrs, full basement, auto oil heat, roughed-in fireplace in basement, 1,400 sq ft of solid comfort, fairly priced at $17,950
Please phone Ted Kergin for appointment, EV 2-8117; Eves. EV 4-1582

DRIVE BY 3241 ALBION YES, LOOKS ARE DECEIVING
But this is a very large house, 1,300 sq. ft. of delightful living area in this home of living-dining room, 2 twin-sized bedrooms, modern cabinet kitchen with built-in nook, utility plumbed for auto washer, Timken auto oil furnace, 4-piece colored bathroom fixtures; close to schools, stores, etc. $10,950
Very good terms. To view, phone Mrs. Browne, EV 2-8117, EV 5-6324.

DICKIE & CO.
REALTY & INSURANCE
633 Fort St., EV 2-4312, EV 5-4334

NEW, NHA, 3 BR! PLUS SUITE!
TRY $1,000 Cash. IMMEDIATE POSSESSION. WHY GAMBLE? This is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 16x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash up to $3,000.
Please call Wess Dickie, EV 2-4312; eves. EV 3-3640.

$8900 — $2000
Modern 2-bedrm stucco bungalow. Lovely living room with fireplace and very large cabinet electric kitchen. Full concrete basement with extra room. Drive-in garage. Very few as good as this priced up to $10,500, and this $8900 price is only .....
Call Mr. Baird, EV 5-4334; eves. EV 4-0483.

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1933

THREE BEDROOMS 871 DARWIN
Here is something extra, attractive 3-bedrm bung, full basement, all oak floors, lge cab kit, wired for range, garage. A fine, almost new stucco home on sewer and available on very good terms. Don't pass it up. Full price $10,950
Ken Walters, EV 5-7820. Evenings

GORDON HEAD RANCH TYPE
Lovely 6-rm stucco bung, LR 18x16 with FP, lge DR, cab kit, 4-pce bathroom, full cement basement with O-O-M and dr-in garage. A very good buy $12,950
(with terms) for
Dirk Okker, EV 2-0224 Evenings

OFFERS WANTED
A SMART LITTLE HOME THAT MUST BE SOLD. BEAUTIFUL MAHOGANY PANELLED CABINET ELECTRIC KITCHEN, TWO LGE BEDROOMS, LIVING ROOM 15X24, SMART FIREPLACE, OIL-O-MATIC HEAT, FULL BASEMENT, IN GOOD LOCATION. Asking only $11,000
Try your down payment.
Please call B. CARTWRIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

$1500 DOWN
BALANCE AS RENT
Excellent 5-room stucco bungalow, nicely located in handy district. Close to town and shops, school, bus, etc. Wired for electric, copper boiler, oil pkg heat. Has 2 extra finished bedrooms in basement. Priced to sell $11,000
Mr. Clark or Mr. McDonald
GR 7-6910 - EV 5-7511 - GR 7-3318

IS THIS IT??
Own this lovely bungalow in a residential area you will be proud of. You will enjoy the cosy hearth in the large living room and the rest of the house is easy on the wife—right down to the step-saver kitchen. 2 bedrooms, full basement and nicely landscaped yard with fruit trees. $1,000 DOWN WILL HANDLE but you will have to act fast. Full price only $9,850. So call me right now. BILL HODGSON, EV 5-6741, Northwestern Securities of Victoria Ltd.

4 BEDROOMS HOT WATER HEAT
To a small boy, "Home is just a filling station, maybe," but to his mum and dad much more. You and your family will greatly enjoy the advantages of this compact 2-room semi-bungalow with its 4 BRs (3 hand basins), bsmt, Oil-O-Matic heat and having nearby schools. On terms at $11,300. Ivan Patrick, EV 5-6741; Res. EV 3-9043, Northwestern Securities Ltd.

"OAK BAY"
NEAR ESTEVAN SHOPPING CENTRE
4 Bdrms, 2 Full Bathrms
Gracious living room, guest-size dining room, full basement, Oil-O-Matic. First time on the market. For particulars telephone MRS. SIMPSON, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

1,210 SQ. FT., $11,700 FULL PRICE, $1,650 down, $79 per month including taxes. Consists of 3 bedrooms, carport, L-shaped living-dining room, large cabinet kitchen, 4-piece bath including large vanity. Planter and bookshelves, fireplace. If you can afford higher payments for short time will take less down. To see phone EV-2-7904.

FOR SALE—BY OWNER, 3-BEDroom N.H.A. bungalow in Oak Bay, near Carnarvon Park. Basement, drive-in garage, G.E. Oil heat, extras. P.I.T., $83 on 5¼% mortgage. EV 5-8216.

150 HOUSES FOR SALE

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

REVENUE
This James Bay Duplex is just right for a retired couple. 10 rooms in all with half basement, H.A. furnace, 2-car garage. Only $3,000 down. It will pay for itself. Full price $7000
Call Mr. Lloyd or Mrs. Griffiths, Res., EV 3-2153.

BURNSIDE WEST DISTRICT, close to schools; two-bedroom home, beautiful condition. Terms arranged. Owner, EV 3-1204.

151 COUNTRY HOMES AND PROPERTIES

LANGFORD AND COLWOOD
FOR THE PARTICULAR BUYER—Attractive four-room modern bungalow plus large utility automatic furnace, car port. Everything desirable including the exclusive location in clublands. This bungalow is of the finest construction and very reasonably priced. Hard to duplicate for $9,000 with terms.
THREE-BEDROOM BUNGALOW, full basement and 1½ acres in Colwood. Fully modern, large garage and barn. Nice lawn and garden. Ideal location. $10,500 with $2,500 down.
$1500 DOWN — Modern four-room stucco bungalow, plastered, with cove ceilings, lino tile and oil circulator included. Good central location. Full price $6,750. Another similar for $7,250. LOTS, we have a good selection of nice building lots in Langford and Colwood, with low down payment.

GRANT & JENKINS
Real Estate & Insurance Ltd., Langford, B.C. Office GR 8-1729; res. GR 8-2508 or GR 8-3619.

10 ACRES $3000 DOWN
First time and at this market price makes this an ideal approach to country living. Lovely, clean, bright 3-bedrm home with large living room and family kitchen, 4-pc bath, ample closets, high full basement, over 1 acre of fruit trees. Land is suitable for all types of farming. Good water supply and large reservoir for irrigation. Main intersection location. Tractor and equipment included. Priced at only $14,000
Call Ken Jensen, EV 5-8704 or 45 M Keating
Frank A. Martin Agencies Ltd. 1114 Blanshard St.

REVENUE — 1.7 ACRES
Retire in lovely country setting —one 2-bedrm modern stucco bung; also 3-bedrm full modern bung, large LR with FP, wired for range, cab kitchen, bsmt, hot-air furnace. Property nicely fenced. Stream runs by main bungalow. Income $102 per mo. will pay for this country estate. $2,900 down. FULL PRICE reduced to $12,500
for quick sale. Please call Mr. Houston, EV 5-3435; res. EV 5-6476.
P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

SAANICHTON FAMILY HOME $8100
Plus ¾ of an acre of real good land; cherry plum, apple, peach trees; chicken house 300 birds. A natural excellent registered spring water supply. The home of 6 rooms has basement furnace, taxes low. For country living this cannot be beat. House needs decorating. Randall's Ltd., EV 4-8109; Mr. Randall, EV 3-5447.

"KILIMA FARM"
ROCKY PT. RD.—11 ACRES "Glimpse of Pender Bay." 7-roomed siding semi-bungalow with good possibilities for modernization. Poultry accommodation for 1,000 layers. Price only $13,500
Alex Page, EV 5-6741 or EV 3-1594.
Northwestern Securities of Victoria Ltd. 631 Yates Street

TWO HOUSES AND ABOUT 7 acres of cleared land with sea view. Clear title. Asking price $15,000 or near offer. Some terms. Please phone J. A. McLellan, evenings EV 4-6171. King Realty, EV 2-2131.

MODERN HOME, 3-4 BEDROOMS, over 2 acres, fence, barns, fruit trees, within 5-mile circle. 4270 Cedar Hill Road.

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner EV 3-7314, 970 Tattersall.

153 WANTED TO BUY —HOUSES

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc., you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 817A Fort Street, EV 4-7128. (Residence EV 3-8685.

UP TO $20,000 CASH FOR FOUR-bedroom home and suite, preferably Oak Bay. Any other district considered. $12,000 cash for five-room stucco bungalow in Oak Bay. Up to $14,000 for three-bedroom home North Oak Bay. Immediate inspection. G. Jessup, EV 2-2101; res EV 2-1607. Harry Foster Ltd.

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 633 Fort Street. EV 2-4312; eves. EV 3-3640.

MY INVESTMENT BUYER WILL pay cash for your older home. If your property is in a fairly good rental area and you desire a fast sale call Boyd Hill, EV 5-6741, Northwestern Securities of Victoria Ltd.

I HAVE $3,700 CASH TO PAY down on a good 2 or 3-bedroom home. My client will act immediately. Call Bill Hodgson. Phone EV 5-6741. Northwestern Securities of Victoria Ltd.

A 3-BEDROOM HOME WITH character. Buyer will consider Oak Bay or Rockland area. Must have basement and possibilities for rumpus room. Will go up to $23,000 (cash). Possession to suit vendor. Bel Shragge, eves. EV 2-8802. KING REALTY EV 2-2131

DEAN HEIGHTS AREA
or Oak Bay. If you are thinking of selling, have a client with $3,000 cash and $90 per month. Need two bedrooms, dinette, basement, small garden. Mr. Betts, EV 4-9318, EV 3-2998. C. N. Montague Co.

CASH BUYER
I have a family here from Calgary needing a 3-bedroom home; also two clients with up to $5,000 cash for 2-bedroom home. Please call C. A. James, EV 2-6787 or EV 5-2471. JOHNSTON & CO. LTD.

TO SELL YOUR HOME, YOUR apt, duplex or farm, list with the sales staff of George Randall, Ltd. A steady clientele of genuine buyers for what you have to sell. Phone EV 4-6108.

WE HAVE '57 MONARCH AND cash for small house in Colwood, Glen Lake or Langford. Car can be seen at 566 Goldstream Ave. Phone GR 8-3943.

CASH CLIENT FOR 2 OR 3-bedroom house, Esquimalt, Oak Bay, any good district. David R McAdams Real Estate, 1205 Broad St., EV 5-3236.

WANTED FOR 60-DAY POSSESsion. Bungalow in Willows and Oak Bay High district. All cash. EV 4-9827 anytime. S. Hargrave Realtor.

CASH BUYER FOR 3 OR 4-ROOM bung in Oak Bay, near sea preferred. Call R. Cox, EV 3-7181 of Swinerton's, res. EV 5-8814.

ALL CASH
For 3-bedroom home in good location. Miss Luciani, EV 4-5022, EV 5-6028. The City Brokerage.

TWO-BEDROOM HOUSE WANTED, prefer Cadboro Bay. GR 7-2054.

153 WANTED TO BUY —HOUSES

UP TO $17,500 Cash For Your Home
MR. MACFADYEN HAS RECEIVED A LETTER FROM A CLIENT LIVING IN AN APARTMENT HOUSE ON MONTREAL RD., OTTAWA, FROM WHICH THE FOLLOWING EXTRACTS ARE QUOTED:
"I am interested in the purchase of a good 2 or 3-bedroom ranch or bungalow type property in Victoria or vicinity. Possession in early June. Same to have good-size rooms and a dining room. Layout, condition of property, grounds and location, being of greater importance than the property's age. Purchase price not exceeding $17,500, but preferably around the $14,500 figure. I am able to make a cash deal, but would want to take over any existing low-interest mortgage there may be on the property that I purchase. It is my intention to come to Victoria early in March for the purpose of viewing suitable properties and completing a purchase.
OFFERS WILL BE DEALT WITH IN STRICT ROTATION.
CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA, LTD.
EV 5-6741, 24-HR. SERVICE

UNIQUE??
Three-bedroom. Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE and CONFIDENTIAL INSPECTION CASH DEAL
If you are going to sell a home at this type—CALL ME NOW.
D. E. Wilkinson, EV 4-5124; res. Sidney 652
PEMBERTON, HOLMES, LTD. 1002 Government Street

OAK BAY OWNERS PLEASE READ . . .
THIS IS A SINCERE REQUEST! My client has just sold his home for ALL CASH and wants a home in OAK BAY. He will BUY IMMEDIATELY! Price to be about $14,000 ALL CASH. For fast, courteous action please telephone me at my office or my home anytime, day or night. This is URGENT! Call Mr. ART YELLS, EV 2-2101; Res. EV 3-8039. Harry Foster Limited.

2 PRAIRIE COUPLES
WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN. NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD, EV 2-2157 ANYTIME.

CLIENT
with $9,000 cash wants home in good district. Needs 3 bedrooms and would prefer oil heat. If your home meets these requirements call Sam Paterson and Gordon Marshall at EV 5-3458.
Byron Price Realtors

CASH FOR SUBURBAN HOME
My clients (retired couple) have just sold their home; they want a comfortable home with half-acre or more, up to $13,000; VIEW ROYAL district would be suitable. Please call Mr. Francis, EV 4-9936; res., GR 9-4810.
A. BERNARD & CO. LTD.

"$7000"
I have a client who will pay up to $7,000 cash for an old or new home. Large or small close in or out of town. Call HOMER M. SMITH at EV 5-6741 or GR 7-1951 anytime. Northwestern Securities of Victoria Ltd.

Expensive Home Wanted
Waterfront or good sea view, Gordon Head, Ardmore, etc. Eastern buyer. Please call Mr. Foster at Harry Foster Ltd. EV 2-2101, or my residence at EV 3-9825.

WANTED
2 Small houses under $7,000 in good rental area for CASH investment buyer. Minor repairs acceptable. JIM GOLBY, Northwestern Securities of Victoria Ltd. EV 5-6741 (24-hour service).

CASH
(1) For two-bedroom bungalow with basement in FAIRFIELD.
(2) For three-bedroom bungalow with basement in JAMES BAY.
Please call MRS. BACON, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-0237.

HAVE YOU
A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 3-2157 or eves. GR 9-1804.

154 PROPERTY FOR SALE

TIME TO BUILD LOTS
100x200, Saanich Road $1,500
1¼ Acres, Alderley Road $3,250
SPECIAL
Duplex-zoned lot, Admirals Road ..... $3,300 Cash
Call Cec. Pearce, Res. EV 5-4621.
BROWN BROS. AGENCIES LTD.
1125 Blanshard St. EV 5-8771

$575 EACH
5 LOTS, 50'X120' EACH
Choice Gordon Head adjacent lots on Agnew Avenue off Majestic Drive. Near Gordon Head school. Can be NHA approved. Call SID LANGHELT, EV 5-6741 or GR 7-6098. Northwestern Securities of Victoria Ltd.

SEAVIEW LOTS
Victoria's finest
For further information Phone
A. V. Waile, EV 5-8794, EV 3-1573
HOLLICK REALTY LTD.

CHOICE LOTS
On hill adjacent Cadboro Bay, approved lots, level and cleared. Near schools beach, stores and bus. $1,750 each. Hurry, they are moving. Call Mr. R. Cox, EV 3-3814. Mr. Holland, EV 4-7638, of Swinerton's, EV 3-7181.

SEAFRONT — 100-FT. WATERfront, treed lot, 200 ft. deep, dandy sandy beach. All utilities. Cordova Bay. $4,800. R. Harris, res. phone EV 4-3672. J. H. Whittome & Co. Limited, EV 2-4255 anytime.

3.96 ACRES PARKLAND
Saanich, 5-mile circle. Low down payment. Only $2,200.
Call Walter Ames, EV 4-6604.
ALFRED CARMICHAEL & Co. Ltd.
1239 Broad Street EV 4-7141

NORTH SAANICH — 1.7 ACRES, cleared; one acre in logans; on paved road. Price $1,650. Mr. Edwards, eves., Sid. 623-R. H. A. Humber Ltd., 626 View St. EV 3-9161.

2 CHOICE SEAVIEW LOTS IN popular Gordon Head. N.H.A. approved. $2,500 and $2,750. Bel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

SIDNEY, APPROXIMATELY 3 acres or part. Sea view and all services. Terms. Owner, L. G. Thomas, 7066 Beach Drive, Brentwood, Keating 221-Y.

BUILDERS' LOTS
50x120, High Glanford location, $1,100. 85x130 Claremont Ave., Elk Lake, $1,600. Call Herb Hodgson, GR 9-2114, Harry Foster Ltd.

SECTION
Five acres, Glanford, suitable for subdividing into 18 lots. Don Bacon, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-0237.

154 PROPERTY FOR SALE

P. R. BROWN
& SONS LTD. — EST. 1909
1112 Broad St. Phone EV 5-3435

ELK LAKE
1.3 acres. 6-rm bungalow comprising living rm with fireplace, 3 bedrms, 3-piece bath, kitchen with oil range, combined nook and den off large utility rm. Elec panel heating. Patio with barbecue. Nicely treed with dogwood, maples, etc. High location with view over lake. Price asked $12,600
Call Mr. Clark, EV 2-0171

EXPERIMENTAL FARM AREA
3 large lots, 126x246, with view. Location McTavish Rd. just off Pat Bay Highway. Price $950 per lot.
Contact Mr. Clark, EV 2-0171.

GORDON HEAD MAPLE GROVE SUB. DIV.
9 beautiful treed lots, approx. 78x200. Location Vantreight Drive $1850

HOLLAND AVE.
6-room, new de luxe, ranch type bungalow comprising large living room, 20x14; 3 bedrms, twin size; large elec kitchen with dining space off; 3-piece bath, colored fixtures; utility rm. Situated on 3 acres. High location with view $14,700
Call Mr. Clark, EV 5-3435; Res. EV 2-0171

$2000 DOWN LANGFORD
New 4-rm stucco bungalow, vacant. Price ... $6500
For appointment to view call Mr. Clark, EV 5-3435; res. EV 3-0171

5312 WESTHOLME ROAD
3 BEDRMS SECLUSION
Drive out on West Saanich Road and see this lovely ranch-type, 6-room stucco bungalow, comprising large living room, fireplace, dining room, large cab elec kitchen, 3 bedrms, 4-pce bath, colored fixtures. Full cement basement. Oil-O-Matic package furnace. Fire-proof drive-in garage. Call Watson Clark, EV 5-3435, res. EV 5-0171.

3760 ASCOT DRIVE
Five-room bungalow, comprising living room, fireplace, large kitchen, dining space, 3 bedrooms, hdwd floors, full cement bsmt, large rumpus room. Oil-O-Matic heat. Drive-in garage. Situated on approx. ½ acre.
For appointment to view call Watson Clark, EV 5-3435; Res. EV 2-0171

METCHOSIN
Forty-six-acre farm, approximately 30 acres cleared. Real good older-type home, comprising living room with fireplace, large kitchen, two large bedrooms, basement, hot-air furnace, double garage, good barn for eight head, hay loft, sheep shed and other outbuildings. This is a good farm, well cared for. Price ... $17,800
Call Watson Clark, res. EV 2-0171

JOHN BLAIR LTD. 620 VIEW ST. EV 5-3742

SEAFRONT 5 ACRES
Ideal for small farm or summer cottage or hunting and fishing cabin. Log cabin of 4½ rooms with electric light, running water. Land cleared, some orchard. 1,000 ft. sea frontage. Anchorage available. Located on Beaver Pt., south Salt Spring Island. Subdivision possible. Good road. Perry Priced to sell on reasonable terms $10,500
Please call Mr. Agar
Exclusive Listing

BYRON PRICE REALTORS

4.3 ACRES, ROYAL OAK, FULL price $3,950. Call Herb Hodgson, EV 2-2101, res. GR 9-2114. Harry Foster Ltd.

GORDON HEAD, WATERFRONT, almost ⅔ of an acre; magnificent view. Full price $6,000, $1,000 down will handle. GR 7-2881.

LOTS No. 1 AND No. 2, 75'x400', between Interurban and Spring Rds. City light and water. $1,000 each. Consider terms or trade. EV 5-6374.

ATTRACTIVE LOT ON JOAN CRESCent. Close to Government House. Complete with approved plan for split level. GR 7-6028.

GORDON HEAD, LARGE LEVEL lot in high location. Excellent sea view. J. W. O'Reilly Real Estate. EV 3-6632 anytime.

FOR ALL SERVICED SEAVIEW acreage, at lot prices, $90 down. Keating 221-Y.

LOT 89.67x166.4, GOOD DRAINage, 4080 Tyndall Ave. $1,275. D. L. Jack. Phone GR 7-3373.

LOT, 75x125, FAIRBURN ROAD, Gordon Head district. $1,400 cash. Must sell. EV 5-3654.

ACRE OF LAND, HOUSE PARTLY built. Colwood district. GR 8-3056.

NORTH SAANICH PROPERTIES Gordon Guine Ltd., Sidney 130

1¼-ACRE TREED LOT, CORDOVA Bay. GR 8-1614.

154 PROPERTY FOR SALE

OAK BAY
Excellent sea view lot, 110 ft., on Barkley Street. Price $3800

TEN MILE POINT WATERFRONT
2 lots with 100 ft. of water frontage each. Mount Baker View Road. $6500—$7000
Terms. Exclusive. Contact Charles Gliddy, EV 5-2438, res. EV 4-1690
BYRON PRICE REALTY

GORDON HEAD SALTAIR CRESC
Only 1 lot left in this attractive subdivision. Approx. 80x120, with sea view Price $1700
Please call A. M. Millar, EV 5-3435 or GR 7-1027.
P. R. Brown & Sons Ltd.
1112 Broad St. EV 5-3435

155 PROPERTY WANTED

WANTED — LOT IN CRAIGDARroch, Pemberton, Rockland area. Please state price and location. Victoria Press, Box 824.

LOT WANTED NEAR CITY OR close in. Cash. Victoria Press, Box 822.

156 ACREAGE FOR SALE AND WANTED

ACREAGE
Approximately two hundred acres of parklike land with easy grades, suitable for subdividing, within four and one-half mile circle.
Also—
Seven acres suitable subdividing. Can be sold in four or three-acre lots. Within six-mile circle. Phone Cyril Sainsbury, EV 4-9035

Northwestern Securities of Victoria. EV 5-6741.

1½ ACRES, TREED, SLOPING land with sea view. Pat Bay Highway. This won't last at $2,600 on terms. R